

BOTTINEAU NEIGHBORHOOD MASTER PLAN

Prepared for:
Bottineau Neighborhood

Prepared by:
Eden Spencer
Graduate Research Assistant
Neighborhood Planning for Community Revitalization
Center for Urban and Regional Affairs
University of Minnesota
February 23, 2009

NPCR is coordinated by the Center for Urban and Regional Affairs (CURA) at the University of Minnesota. NPCR is supported by the McKnight Foundation.

This is a publication of the Center for Urban and Regional Affairs (CURA), which connects the resources of the University of Minnesota with the interests and needs of urban communities and the region for the benefit of all. CURA pursues its urban and regional mission by facilitating and supporting connections between state and local governments, neighborhoods, and nonprofit organizations, and relevant resources at the University, including faculty and students from appropriate campuses, colleges, centers or departments. The content of this report is the responsibility of the author and is not necessarily endorsed by NPCR, CURA or the University of Minnesota.

© 20 by The Regents of the University of Minnesota.



This work is licensed under the Creative Commons Attribution-NonCommercial-ShareAlike 3.0 Unported License. To view a copy of this license, visit <http://creativecommons.org/licenses/by-nc-sa/3.0/> or send a letter to Creative Commons, 444 Castro Street,

Suite 900, Mountain View, California, 94041, USA. Any reproduction or distribution of this work under this license must be accompanied by the following attribution: "© The Regents of the University of Minnesota. Reproduced with permission of the University of Minnesota's Center for Urban and Regional Affairs (CURA)." Any derivative use of this work must be licensed under the same terms and accompanied by the following attribution: "Adapted with permission of the University of Minnesota's Center for Urban and Regional Affairs (CURA) from [the complete bibliographic citation for this report, including author, title, place of publication, publisher, and date]." For permissions beyond the scope of this license, contact the CURA editor.

This publication may be available in alternate formats upon request.

Center for Urban and Regional Affairs (CURA)
University of Minnesota
330 HHH Center
301--19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-1551
Fax: (612) 626-0273
E-mail: cura@umn.edu
Web site: <http://www.cura.umn.edu>

The University of Minnesota is committed to the policy that all persons shall have equal access to its programs, facilities, and employment without regard to race, color, creed, religion, national origin, sex, age, marital status, disability, public assistance status, veteran status, or sexual orientation.

TABLE OF CONTENTS	PAGE
OVERVIEW OF EXISTING OVERLYING PLANS	1
ZONING	3
LAND USE	5
CONNECTIVITY – WALKABILITY AND BIKEABILITY	6
HOUSING CHARACTERISTICS	7
RESIDENTIAL DENSITY	8
EXISTING DEMOGRAPHIC INFORMATION	8
COMMUTESHED / LABORSHED CHARACTERISTICS	14
CONCLUSION / RECOMMENDATIONS	17
APPENDICES	
A. MAP – CURRENT ZONING	18
B. MAP – CURRENT ZONING & LAND USE	19
C. MAP – CURRENT LAND USE	20
D. MAP – WALKABILITY	21
E. MAP – BIKEABILITY	22
F. MAP – MINNEAPOLIS COMMUTESHED	23
G. MAP – SEVEN COUNTY METRO COMMUTESHED	23
H. MAP – LARGE AREA COMMUTESHED	24
I. MAP – MINNEAPOLIS LABORSHED	24
J. MAP – SEVEN COUNTY METRO LABORSHED	25
K. MAP – LARGE AREA LABORSHED	25
REFERENCES	26

OVERVIEW OF EXISTING OVERLYING PLANS

The Minneapolis Plan – City of Minneapolis (2008)

A comprehensive plan update is mandated by state law to be submitted to the Metropolitan Council every ten years. The primary objectives of the current update to the Minneapolis Plan are:

- To strengthen and clarify the City's existing policy framework for future planning, zoning and development decisions
- To complete a future land use map that reflects the City's vision and policies
- To simplify and improve the format of the plan to make it easier for elected officials, City staff, developers, businesses, neighborhood groups, and other community stakeholders to understand and use.

The plan is the primary policy document for the City of Minneapolis. It is meant to be seen as a tool that addresses land use, transportation, housing, economic development, public services and facilities, environment, open space and parks, heritage preservation, arts and culture and urban design in the city. It provides:

- An analysis of trends that affect the future of the City
- A vision for the future of the city, desired by its citizens
- Guidance to inform decisions and ensure that they contribute to and do not detract from achievement of the City's vision.

The plan outlines potential future land uses within the Bottineau Neighborhood as mostly Urban Neighborhood with four Community Corridors and two Neighborhood Commercial Nodes. The Urban Neighborhood land use designation consists of a residential area with a range of densities with the highest densities clustered around defined nodes and corridors. Small scale commercial, institutional, and semi-public uses may be included. This land use will allow easier redevelopment of the current industrial land as it is not a designated Industrial Employment District. More detail is provided in the section on future land use.

The Minneapolis Plan finds the existing zoning ordinance to be largely consistent with the policy recommendations of the 2030 Development Framework.

Above the Falls Plan – City of Minneapolis (1999)

The objectives of the Above the Falls Master Plan are:

- To provide public access to the river.
- To create a system of Riverway Streets.
- To enhance the ecological function of the river corridor.
- To link the Upper River to the Grand Rounds parkway system.
- To realize the area's potential for economic development.
- To establish urban design guidelines.

This affects the entire stretch of riverfront located within the Bottineau Neighborhood. Most of the plan calls for creation of new parkland and a move away from traditional

industrial and light-industrial uses currently in existence. However, current existing land use and zoning contradicts the plan.

Currently there is a mix of uses including commercial, multifamily residential and single-family residential located along the river where the plan calls for new parkland. The value of these properties and whether to move them or whether they can co-exist with new parkland is essential for the neighborhood to determine prior to the plan moving forward. The existing preferred plan calls for moving the best Victorian-style homes located between Gluek and Edgewater Parks out of the neighborhood adjacent to the botanical gardens the plan states will be created in Marshall Terrace Park.

The plan calls for the redevelopment of Marshall Street NE which could include increased right-of-ways and property acquisition. The plan also calls for creation of a boulevard on the east side of Marshall Street to introduce grass, flowers, and trees providing a buffer between traffic and houses. Other additions to Marshall Street detailed in the plan are bicycle lanes, moving power and communication lines, and streetscaping.

Similarly, the plan suggests private redevelopment of the current industrial site between 18th and 20th Avenues NE which was part of the current reasoning for having this future land use listed as Urban Neighborhood in the 2008 Minneapolis Plan.

Another significant redevelopment recommended in the Above the Falls Plan is the widening of the Burlington Northern Bridge to include a pedestrian/bike boardwalk to connect the east and west banks which would continue into the Bottineau Neighborhood on the newly created Bottineau Trail along the old rail line. Just below the Burlington Northern Bridge, the plan shows development of a fishing pier with boat access along the river.

Lowry Corridor Plan – Hennepin County (2002)

Lowry Avenue lies on the northern boundary of the Bottineau Neighborhood and the intersection at Marshall Street NE is one of the busiest in the area and serves a greater proportion of truck traffic than other neighborhood streets. The three main goals of the plan are:

- To enhance access to jobs through public transportation.
- To effectively link civic spaces through transit, bicycle and pedestrian connections.
- To congregate services, retail and office space around transit centers/nodes.

There are a number of strategies detailed to accomplish these goals. In the Bottineau Neighborhood the plan calls for widening Lowry Avenue NE to four lanes with dedicated left turn lanes and creation of a median between Marshall Street NE and University Avenue NE. The plan also creates sidewalks at least 6 feet wide on both sides of Lowry, landscaped boulevards, and on-street parking in bumpouts with landscaping.

For the section of Lowry Avenue adjacent to the Bottineau Neighborhood, the main concerns are the amount of heavy truck traffic and the lack of dedicated turn lanes which

means that traffic turns from the basic through lanes and through traffic must maneuver around turning vehicles. This is especially true on Lowry Avenue at University Ave and Marshall Street where at times trucks overtake both lanes in order to turn. This may require intersection curb radii improvements to accommodate truck traffic on dedicated routes.

The plan acknowledges that much of Lowry Avenue is residential in nature with commercial activities centered on intersections of commercial corridors. *The Lowry Avenue Corridor Plan* calls for maintaining the current zoning set by the 2000 Minneapolis Zoning Code. Similar to the 2008 Minneapolis Plan, the Lowry Avenue Corridor Plan calls for medium to high-density housing or mixed-use development at key nodes. However, widening the road would completely change the existing streetscape.

The largest effect that implementation of the Lowry Avenue Corridor Plan would have on the Bottineau Neighborhood would be the widening of the street between Marshall Street and University Avenue to five lanes – two travel lanes in each direction with dedicated left-turn lanes and no on-street parking. This would result in the acquisition and destruction of many properties currently located along this stretch of Lowry Avenue. However, the current zoning would not change with redevelopment of the corridor, so it is an opportunity for the Bottineau Neighborhood to guide possible redevelopment.

ZONING

The diverse geography of the Bottineau Neighborhood which borders the Mississippi River on the west, University Avenue NE on the east, Lowry Avenue NE on the north and 18th Avenue NE and 17th Avenue NE on the south, results in several different zoning districts within the neighborhood. A map of the current zoning is found in the appendix.

Residential Districts

Most of the residential land is zoned R2B which allows for single-family dwellings, duplexes, and community residential facilities serving six or fewer persons. Clustered developments are allowed as a conditional use if they meet specific development standards. The land zoned for high-density residential is found primarily adjacent to the river, between Edgewater and Gluek Parks with one additional parcel located on the northwest corner of 3rd Street NE and 19th Avenue NE. The high-density zones are R5 and R6 which allow for multifamily dwellings of three and four units, community residential facilities serving six or fewer persons, and single-family homes and duplexes which were in existence prior to the ordinance. Many other institutional, public, utility, and parking uses are allowed upon obtainment of a conditional use permit within these residential zoning districts.

Office Residential Districts

The Minneapolis zoning code describes the purpose of the Office Residence Districts as providing an environment of mixed residential, office, institutional and, where appropriate, small scale retail sales and service uses designed to serve the immediate surroundings. They may serve as small to medium scale mixed use areas within

neighborhoods, as higher density transitions, or as freestanding institutions and employment centers. There are two large parcels zoned OR2, high-density office residential. The first is the East Side Neighborhood Services building located on the northwest corner of 2nd Street NE and 17th Avenue NE. The second consists of the Bottineau Lofts and Bottineau Commons Townhomes located on 2nd Street NE between 19th and 20th Avenues NE.

Commercial Districts

Commercial zones in the Bottineau Neighborhood are primarily located along the Community Corridors of Lowry Avenue NE and University Avenue NE. Along these avenues a mix of commercial zones (C1, C2, C4) exists. A couple additional parcels zoned C1 are located on 2nd Street NE and near the river there is one C1 parcel, currently The Sample Room restaurant, and two zoned C2 which consist of Gabby's Bar and Restaurant and its parking lot.

According to the Minneapolis zoning code, the purpose of the C1 Neighborhood Commercial District is to provide a convenient environment of small scale retail sales and commercial services that are compatible with adjacent residential uses. In addition to commercial uses, residential uses, institutional and public uses, parking facilities, limited production and processing and public services and utilities are allowed. The only difference between that and the C2 Neighborhood Corridor Commercial District is that in the C2 designation the sales and services may be larger in scale. It also allows a broader range of automobile uses. Single-family, duplexes and multifamily structures are also allowed in these commercial districts.

The C4 classification is only found on the north side of Lowry Avenue NE perpendicular to California Street NE; while this is not in the Bottineau Neighborhood, it does have effects on the area. This is a General Commercial District and is established to provide for a wide range of commercial development allowing a mix of retail, business services, and limited industrial uses. Residential uses, institutional and public uses, parking facilities, and public services and utilities are also allowed, according the Minneapolis zoning code.

Industrial Districts

There are two Industrial Districts that lie within the Bottineau Neighborhood, the I1 Light Industrial District and the I2 Medium Industrial District. The Minneapolis zoning code states that industrial districts are established to provide locations for industrial land uses engaged in the production, processing, assembly, manufacturing, packaging, wholesaling, warehousing, or distribution of goods and materials. Regulations for these districts are established to promote industrial development and to maintain and improve compatibility with surrounding areas. In addition to industrial uses, limited commercial uses, parking facilities, institutional and public uses, and public services and utilities are allowed.

LAND USE

Current Land Use

The predominant land use in the neighborhood is low-density residential composed of single-family homes, duplexes and triplexes but there is also a mix of industrial, commercial and parkland. A map of current land use is found in the appendix. Four Community Corridors which traverse the neighborhood. A Community Corridor is a minor arterial street that connects two or more neighborhoods and has moderate traffic levels but can be a principal travel route within the community. Community Corridors are primarily residential with small scale retail and service uses mixed in and commercial nodes at major intersections. The identified Community Corridors are Lowry Avenue NE, Marshall Street NE, University Avenue NE, and 2nd Street NE. Where Lowry Avenue NE meets two other Community Corridors, Marshall Street NE and University Avenue NE there are clusters of commercial uses.

The southwest portion of the neighborhood is home to industrial and warehouse uses and is adjacent to a large swath of vacant land which cuts through the middle of the neighborhood north to south. Although vacant, this large tract of land presents challenges as it contains railroad tracks, grain silos, and electrical lines. There are also industrial uses adjacent to the vacant land near Lowry Avenue NE.

Bottineau is also home to three parks. Bottineau Park sits in the middle of the neighborhood and Edgewater Park and Gluek Park are located along the Mississippi River.

Future Land Use

The 2008 Minneapolis Plan identifies Urban Neighborhood as the most predominant future land use in the Bottineau Neighborhood. Urban Neighborhood is defined as a residential area with a range of densities with the highest densities clustered around defined nodes and corridors. Small scale commercial, institutional, and semi-public uses may be included. This land use allows for anything from low-density residential to very high density residential.

The 2006 Industrial Land Use Study defined Industrial Employment Districts through the following criteria:

- Contiguous and Significant Area
- Marketable Sites
 - Access
 - Proximity to Recent Market Investment
 - Proximity to/Buffering from Residential Uses
- Small Area Plan
 - Envisioned Land Use

Based on these criteria, no current industrial land uses in the Bottineau Neighborhood were designated an Industrial Employment District. Transitional Industrial land use is designated along 1st Street NE between Lowry Avenue NE and 22nd Avenue NE. Transitional Industrial areas have current industrial uses but are outside the designated

Industrial Employment Districts and may eventually transition to another use. They will not have the same policy protections as industrial uses located within an Industrial Employment District.

However, most of the current industrial land uses in the Bottineau Neighborhood will be located within the Urban Neighborhood land use designation according to the 2008 Minneapolis Plan. This decision was based on the 1999 Above the Falls Plan which aims to convert heavy-industrial uses along the Mississippi River to light-industrial, parks, commercial, and residential uses. Implementation of the Above the Falls Plan would have a large effect on the Bottineau Neighborhood, but currently the Plan is on hold as it is scheduled to be revised in 2009. This is a great opportunity for the Bottineau Neighborhood to provide input on the Plan update to guide land use the neighborhood wants to see.

Designated Neighborhood Commercial Nodes are located at Lowry Avenue NE and Marshall Street NE and at Lowry Avenue NE and University Avenue NE. Neighborhood Commercial Nodes have retail or service uses on at least three corners and few automobile oriented uses. They are typically where two Community Corridors intersect and primarily serve the needs of the surrounding neighborhoods. This designation provides an opportunity for the neighborhood to create a vision for what they would like to see on these corners.

Bottineau has large electrical poles and train tracks cutting north to south through the neighborhood. Future land use in this area designates it as Transportation/Communications/Utilities rather than Industrial uses. The Minneapolis Master Bike Plan from 2001 designates this area as a potential site for the Bottineau Trail which would connect to trails near the Mississippi River up to 27th Avenue NE. This is consistent with the current *Above the Falls* plan.

CONNECTIVITY – WALKABILITY AND BIKEABILITY

Walkability refers to the amount of residential parcels within a walkable distance to an open space or commercial area. A walkable distance is defined as one-quarter mile equal to a walk of less than 10 minutes or so. From the center of the neighborhood, near Bottineau Park, nearly the entire neighborhood is within the ¼ mile radius; a map is found in the appendix. Most residents are within walking distance of a park, restaurant, the river or institutional activities. Expanding the definition of walkable to ½ mile does not change the types of amenities which are accessible by foot. There is commercial activity along Lowry Avenue NE and University Avenue NE but it may not be the type of commercial activity neighborhood residents would appreciate being able to reach easily by walking. This presents an opportunity for Bottineau residents in guiding future commercial development along these key corridors.

Bikeability is typically referred to as a distance between 2 to 5 miles or 30 minutes whichever is less, although this obviously depends on terrain, bike lanes, and other conditions. A map of what is reachable by bike is found in the appendix. There are

several commercial nodes that one can bike to, as well as the river and downtown Minneapolis. However, improved paths, trails and bike lanes may be necessary for non-bike commuters to feel comfortable traveling to these areas by bike.

HOUSING CHARACTERISTICS

The Bottineau Neighborhood is historically a primarily single-family neighborhood but it does have a number of single-family dwellings which have been converted to multifamily homes as well as recent higher-density development. According to the study conducted by Greg Corradini in 2006, 18% of the multifamily units are official duplexes, but 71.4% are considered single-family dwellings converted to multifamily uses. However, his study does not take into consideration the newer high-density developments of Bottineau Commons, Lofts and Townhomes.

The Bottineau Neighborhood has no definable architectural style, but rather is a mix of multiple styles. Some homes may have certain layouts or ornamentation that may put them in a particular category but lack other qualities to define them as such. The majority of homes (62.7%) can be classified as Folk Victorian/American architecture which was primarily a blue-collar housing style popular in the late 19th and early 20th centuries. Bungalows make up the second largest architectural style (21.5%).

Most of the homes take up about 30% of the parcel's area but there are some on either extreme. Maintaining similar massing in future development could be a priority to maintain the character of the neighborhood. This should especially be considered if changes are made to the existing zoning code. Stucco exteriors account for 43.4% of all single-family exteriors and 42% of all multifamily exteriors with metal/vinyl constituting another 29% of all single-family exteriors and 31% of all multifamily exteriors.

According to MetroGIS landownership data from 2005, there are three properties with a total of 32 affordable housing units. These are all units receiving some sort of subsidy and are serving tenants at or below Housing and Urban Development affordability levels.

According to 2006, Home Mortgage Disclosure Act (HMDA) data 40% of mortgage applications resulted in a mortgage origination. This was the same percentage of the City of Minneapolis as a whole. However, 46% of mortgages originated were high cost loans which made up only 32% of all City originations. High cost loans are those identified to have higher than market interest rates.

Broken down by race data, whites received 76% of loans originated in the Bottineau Neighborhood and 38% of those were high cost loans. Whereas, African-Americans made up only 6% of all originations but 100% of loans that went to African-Americans were high cost. Seventeen percent of those who received a loan identified themselves as Hispanic and of those loans, 59% were high cost.

These statistics for the Bottineau Neighborhood indicate that a greater percentage of Bottineau residents receive high cost loans than the City as a whole. For the City of

Minneapolis, whites received 70% of all originations, 26% of which were high cost. African-Americans constituted 11% of all originations and of those, 64% were high cost loans. Hispanics received 6% of all loans originated and 57% of those loans were high cost. While this data shows that minorities receive more high cost loans than whites no matter where they live, the Bottineau Neighborhood residents has a higher proportion of residents receiving high cost loans. This can be a concern moving forward with issues related to foreclosures and vacant and boarded buildings.

RESIDENTIAL DENSITY

According to August 2008 data from the Minneapolis Assessor's office, the Bottineau Neighborhood has 700 units of housing including apartments, duplexes, and single family homes. This translates into a density of 2.8 units per acre. This is a low density, but is not surprising due to the predominance of single-family homes and duplexes as well as the large amount of industrial and vacant land that exists. It is also consistent with the R2B zoning which is most common throughout the neighborhood.

EXISTING DEMOGRAPHIC INFORMATION

Population

Between 1990 and 2000 the population in Bottineau increased 9% from 1,150 to 1,254 residents. This was greater than the percent increase for the city of Minneapolis which was 3.9%.

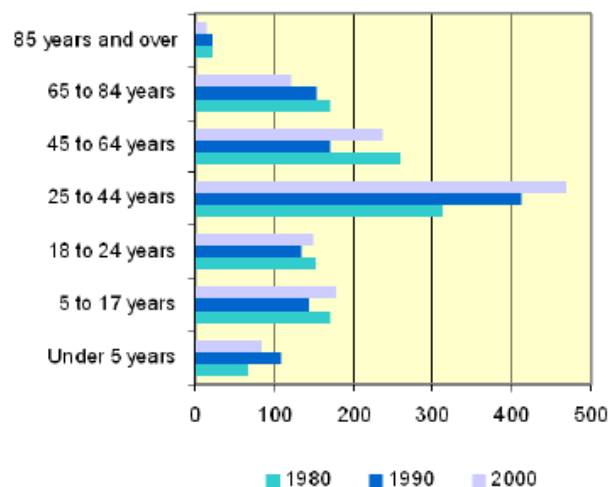
The 2005 Bottineau estimated population was 1,263 and the 2010 projected population is 1,295 as reported by LISC in 2005. However, these projections do not seem to take into consideration the construction of the Bottineau Lofts, Commons, and Townhomes built in 2004 so actual population is most likely greater.

Age Distribution

The largest age group in the Bottineau neighborhood is between 25 and 44 years. This cohort has seen a sizeable increase since 1990. Between 1990 and 2000 the population of young adults 18 to 24 and children and adolescents 5 to 17 years also saw slight increases. The greatest decreases in population during these 10 years were in children under the age of 5 and seniors 65 and older.

According to the 2005 LISC study, 25 to 44 year olds will continue to be the largest age group for both 2005 and 2010.

Bottineau: Age distribution



Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF1)

Ethnic Distribution

The ethnic composition of the Bottineau neighborhood has changed significantly since 1990. The African-American population had the largest increase at 423% from 1.1% of the population in 1990 to 5.4% in 2000. Hispanics of any race increased 344% from 2.96% in 1990 to 12% in 2000. Asians also saw large increases from 1.65% of the population to 5.18% in 2000. Whites decreased slightly in population making up 90.43% of the residents in 1990 but only 70.73% in 2000.

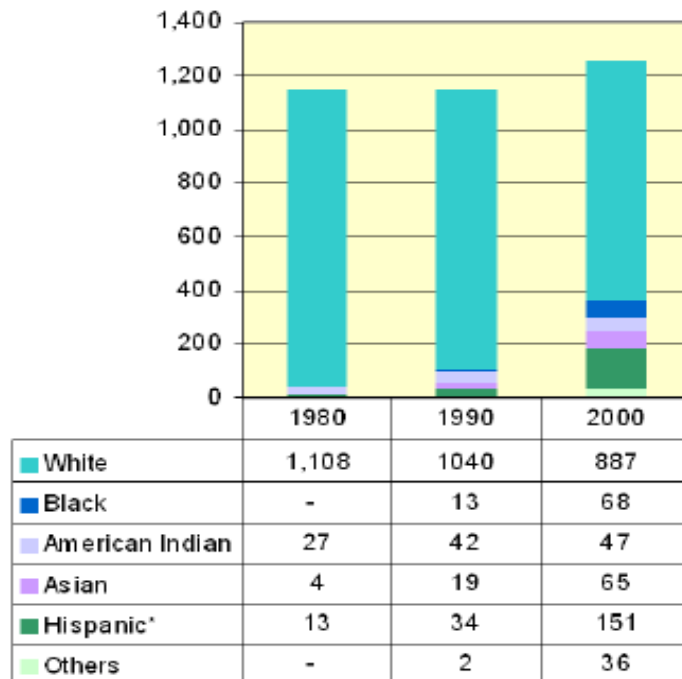
2005 estimates show a continued increase in minority populations with African-Americans making up 7.6% of the population, Asian or Pacific Islander at 6.8% and Hispanics at 15.1% with whites declining to 69.2%.

2010 projections continue the trend with 9.6% of the population being African-American, 8.1% Asian or Pacific Islander and 18.2% Hispanic.

Household Size

Average household size in the neighborhood has changed modestly between 1990 and 2000 from 2.19 to 2.28 persons per household. This is slightly higher than city average which in 2000 was at 2.25 persons per household.

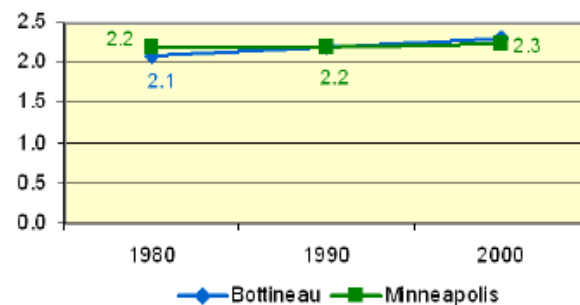
Bottineau: Ethnic distribution



* Hispanics could be any race

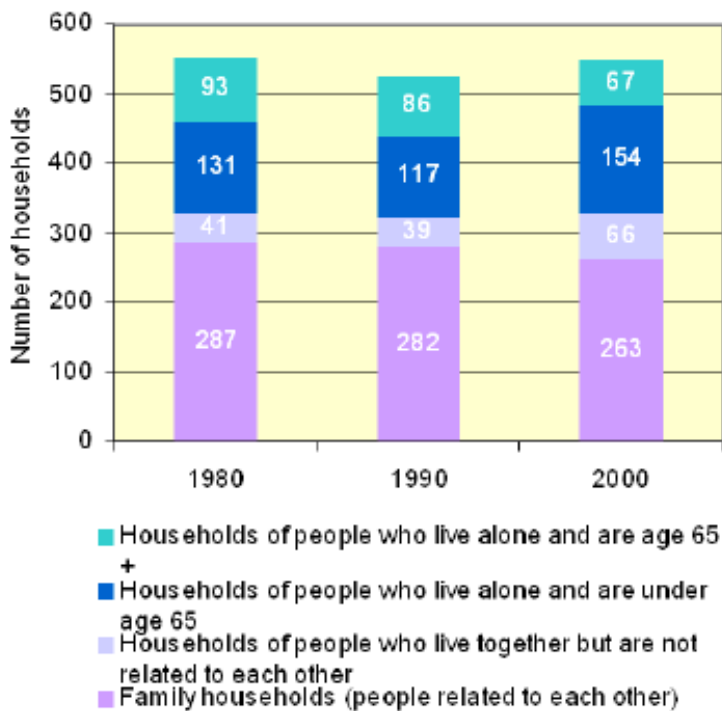
Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF1)

Bottineau / Minneapolis Average household sizes



Source: Minneapolis Community Planning and Economic Development with data from the US Census of Population and Housing (SF1)

Bottineau: Household composition



Source: Minneapolis Community Planning and Economic Development with data from the US Census of Population and Housing (SF1)

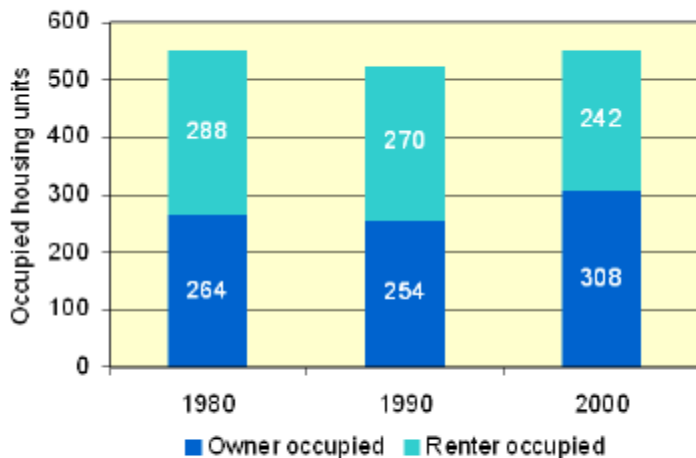
Household Composition

Family households no longer make up the majority of households in Bottineau having decreased from 54% of the households in 1990 to 48% in 2000. Households with single residents under 65 saw the greatest increase at 61%. Households composed of unrelated people living together also saw an 18% increase.

The percentage of seniors living alone remained steady from 1990 to 2000 at 49%, but is 12 percentage points higher than the city average of 37%.

The neighborhood decreased slightly in the percentage of families with children under 18 from 47% to 46% and is under the city average of 50%.

Bottineau: Occupied housing units



Source: Minneapolis Community Planning and Economic Development with data from the US Census of Population and Housing (SF3)

Housing Availability

Vacant housing remained at 5% of the total housing units between 1990 and 2000. The number of available units increased slightly during that time period from 554 to 580 units.

Housing Occupancy

Homeownership increased 16.7% between 1990 and 2000 making owner-occupied units the majority at 56%. Rental property still plays a significant role in the neighborhood as the owner-occupied majority is slight. In 2005, 60% of residential parcels were homesteaded. This was lower than the City of Minneapolis as a whole which had 73% of its parcels homesteaded.

Homeowner and Rental Vacancy Rate

The neighborhood homeowner vacancy rate was 1.6% in 1990 and dropped to 1% by 2000 but is still slightly higher than the city's rate of 0.7%. Renter vacancy has increased during the same time period from 2.9% to 4% which is in contrast to the city rental vacancy rate which fell from 8.1% in 1990 to 2.8% in 2000.

Median Home Values

Bottineau saw a 3.9% increase in median home values between 1990 and 2000. This lagged significantly behind the city which experienced a 20.9% increase in median values. In 2000 the difference between citywide and neighborhood median home values was 35.6%.

The 2005 LISC study showed a 2005 median home value of \$138,980 with a 2010 projected value of \$197,115. However, this might be slightly lower due to recent foreclosures, falling home values, and economic challenges.

Median Housing Costs as a Percentage of Median Household Income

Median housing costs as a percentage of median household income has dropped for the City of Minneapolis between 1990 and 2000 from 33% to 30%. The Bottineau Neighborhood median housing costs as a percent of median household income remained steady at 29%

Median Gross Rent

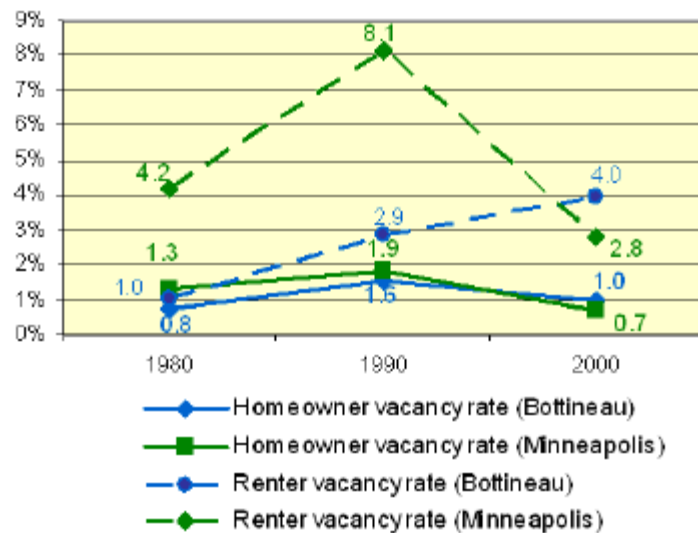
Median Gross rent in the Bottineau neighborhood was the same as the Citywide median gross rent in 2000 at \$575, but it increased at a greater rate. Between 1990 and 2000 median rent in Bottineau grew 5% whereas the City's median rent only grew 2.8%.

Median Gross Rent as a Percentage of Median Household Income

Median gross rent as a percentage of median household income fell two percentage points between 1990 to 2000 from 22% to 20%. This mirrored the change Citywide which decreased from 20% to 18%.

Bottineau / Minneapolis

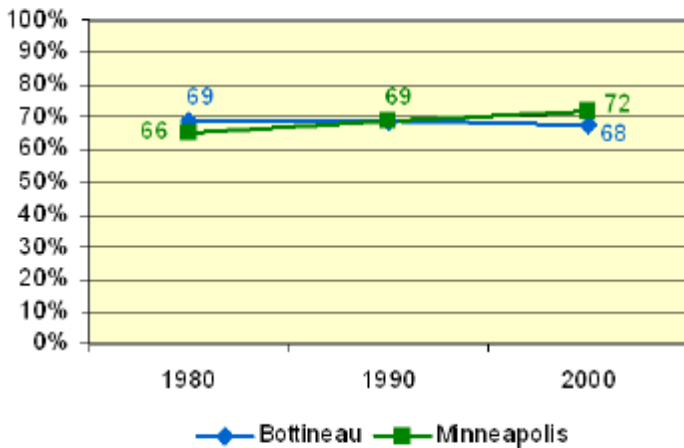
Homeowner and rental vacancy rate



Source: Minneapolis Community Planning and Economic Development with data from the US Census of Population and Housing (SF3)

Bottineau / Minneapolis

Labor force participation



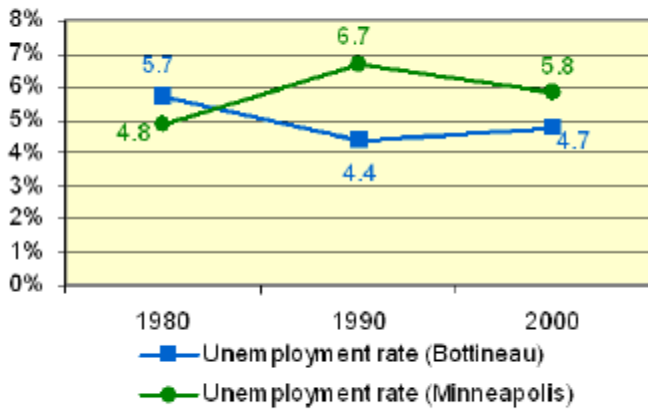
Labor Force

The amount of the Bottineau population participating in the labor force has held fairly steady from 1980 to 2000 at 68%. This is in contrast to a Citywide increase from 66% participation in 1980 to 72% in 2000.

The 2005 LISC projections have 93% of the Bottineau population participating in the workforce and 94.4% participating in 2010. This estimate may be somewhat high with recent economic changes and large job losses.

Bottineau / Minneapolis

Unemployment trends

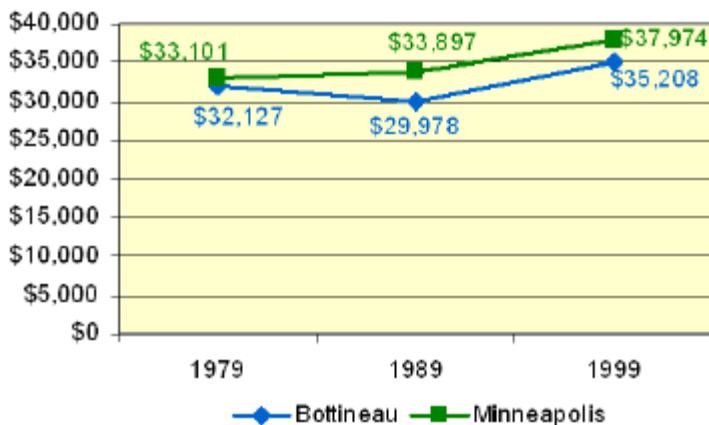


Unemployment Trends

Unemployment in Bottineau has been lower than the City rate in both 1990 and 2000. In 1990 Bottineau's unemployment rate was 4.4% while 6.7% Citywide. However, while Bottineau's unemployment rate in 2000 is still lower than the Citywide rate, it still increased slightly to 4.7% while the City rate dropped to 5.8%.

Bottineau / Minneapolis

Median household income (in 1999 dollars)



Income

The median income for the Bottineau neighborhood was slightly less than the City of Minneapolis median in 2000 at \$35,208 and \$37,974 respectively. However, Bottineau's median income grew 17.4% between 1990 and 2000 while the City's median income only grew 12%.

The 2005 estimate from LISC of Bottineau median income is \$46,191 with a projected increase to \$60,498 by 2010.

Source: Minneapolis Community Planning and Economic Development with data from the US Census of Population and Housing (SF3)

Poverty Status of Families

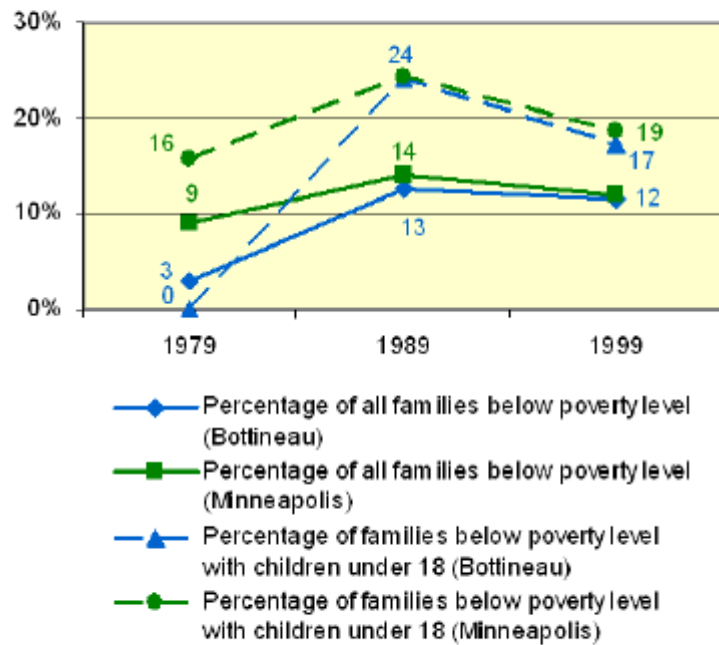
The percentage of families below the poverty level decreased from 13% in 1990 to 12% in 2000, which is the same as the rate Citywide. The percentage of families below the poverty line with children under 18 declined from 24% in 1990 to 17% in 2000, while Citywide it dropped from 24% to 19%.

Poverty Status of All Individuals

Bottineau has a lower percentage of people living below the poverty level than the City of Minneapolis in both 1990 and 2000. The percentage of people 65 and older living below the poverty line is also lower in Bottineau, declining from a high of 29% in 1980 to 9% in 2000.

Bottineau / Minneapolis

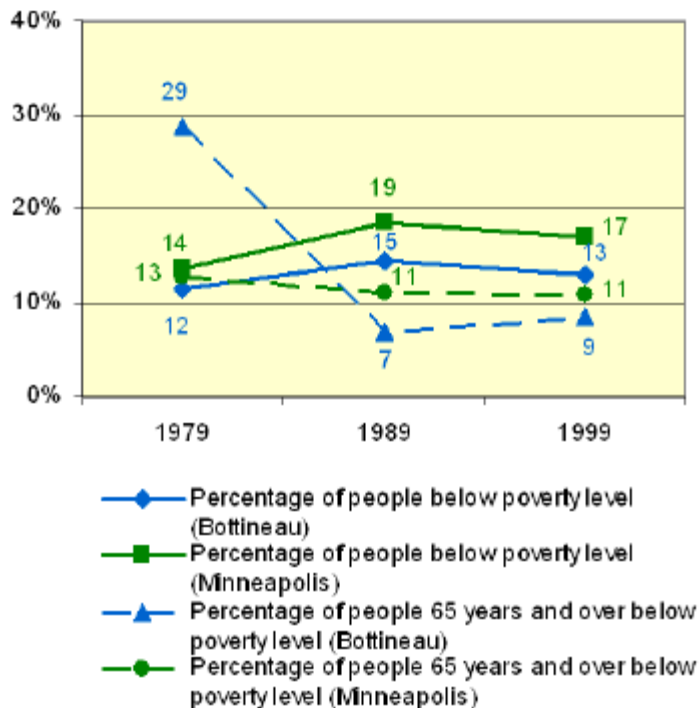
Poverty status of all families and families with children under 18



Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF3)

Bottineau / Minneapolis

Poverty status of all people and people 65 years and older



Source: Minneapolis Community Planning and Economic Development with data from the U.S. Census of Population and Housing (SF3)

COMMUTESHED / LABORSHED CHARACTERISTICS

Neighborhood Resident Employment Characteristics (Commuteshed)

The residents of the Bottineau Neighborhood participating in the workforce are similar in characteristic, to all city residents in average earnings per worker. As shown in Table 1, the percentage of Bottineau residents in the work force making \$14,400 - \$40,800 is slightly higher than city residents as a whole. However, not as many Bottineau residents make over \$40,800 per year as compared to the rest of the city.

Table 1. Average Annual Earnings per Worker

	Bottineau		Minneapolis	
	Percent	Count	Percent	Count
<\$14,400	24.8	124	20.6	32271
\$14,400-\$40,800	49.5	247	42.6	66572
>\$40,800	25.7	128	36.8	57512
Total	100.0	499	100.0	156355

Source: M3D- LED Worker Origin/Destination and Residential Area Characteristics Files, 2004. Bureau of the Census. Please note that Residential Area Characteristics are based on all primary jobs.

This slight difference in average annual earnings between residents of the Bottineau Neighborhood and City of Minneapolis residents overall could be due to the types of industries in which the majority of residents are employed. As shown in Table 2 and Table 3, the top five industries which employ Bottineau residents are slightly different than the top five industries employing all city residents. Nonetheless, the percentages employed by each industry are different. The difference in the average earnings per each industry could be enough to result in Bottineau residents having slightly less average annual earnings per worker as City of Minneapolis residents as a whole.

Table 2. Top Five Industries Employing Bottineau Residents

	Percent	Count
Manufacturing	13.6	68
Health Care and Social Assistance	12.4	62
Retail Trade	11.8	59
Accommodation and Food Services	10.2	51
Professional, Scientific, and Technical Services	7.8	39

Source: M3D- LED Worker Origin/Destination and Residential Area Characteristics Files, 2004. Bureau of the Census. Please note that Residential Area Characteristics are based on all primary jobs.

Table 3. Top Five Industries Employing Minneapolis Residents

	Percent	Count
Health Care and Social Assistance	13.5	21131
Educational Services	9.9	15529
Retail Trade	8.9	13951
Accommodation and Food Services	8.5	13288
Manufacturing	7.8	12152

Source: M3D- LED Worker Origin/Destination and Residential Area Characteristics Files, 2004. Bureau of the Census. Please note that Residential Area Characteristics are based on all primary jobs.

It is also important to note which industries employ Bottineau residents when considering future development opportunities. Since there is a large percentage who work in retail, additional retail or commercial development in the neighborhood could provide jobs in close proximity to a person's place of residence.

Another factor which could play into the slightly lower average earnings per worker for the Bottineau resident could be due to the fact that employed Bottineau residents are slightly younger than the City as a whole, as shown in Table 4. Since younger workers tend to make less than older, more experienced workers, this could result in an earnings difference.

Table 4. Age of Worker

	Bottineau		Minneapolis	
	<i>Percent</i>	<i>Count</i>	<i>Percent</i>	<i>Count</i>
30 and under	33.3	166	30.1	47045
31-54	56.3	281	58.3	91200
55 and over	10.4	52	11.6	18110
Total	100	499	100	156355

Source: M3D- LED Worker Origin/Destination and Residential Area Characteristics Files, 2004. Bureau of the Census. Please note that Residential Area Characteristics are based on all primary jobs.

Tailoring future development to industries that employ Bottineau residents, such as retail, could be a good strategy. This could be slightly different with the data provided by the 2010 census as the data employed by M3D is from 2004. However, there is still a possible disconnect between those employed in manufacturing and existing manufacturing jobs in the area as well as the opportunity for employment to guide future projects. Appendix maps F, G and H in the appendix show where Bottineau residents commute and as shown in Appendix H, some residents drive extremely lengthy commutes to work.

Neighborhood Employer Characteristics (Laborshed)

The average earnings by job of the types of employment in the Bottineau Neighborhood are very different than the City of Minneapolis overall. As shown in Table 5, nearly half of the jobs available in the neighborhood pay under \$14,400 per year. This is in stark contrast to the fact that slightly over 44% of all jobs in the City pay over \$40,800 per year. Considering that as shown in Table 1, nearly 75% of all Bottineau residents earn over \$14,400 on average per year the average earnings of the jobs within the Bottineau neighborhood could be a deterrent from working within the neighborhood.

Table 5. Average Annual Earnings by Job

	Bottineau		Minneapolis	
	<i>Percent</i>	<i>Count</i>	<i>Percent</i>	<i>Count</i>
<\$14,400	49.3	412	20.7	58164
\$14,400-\$40,800	33.5	280	35	98037
>\$40,800	17.1	143	44.3	124164
Total	99.9	835	100	280365

Source: M3D- LED Worker Origin/Destination and Residential Area Characteristics Files, 2004. Bureau of the Census. Please note that Workplace Area Characteristics are based on all jobs.

As shown in Table 6, three different industries make up over slightly more than 75% of employment in the Bottineau Neighborhood. While health care and social assistance make up the second largest category, most of these jobs are most likely in the social assistance field as there is no sizable health care provider located within the neighborhood. Table 7 shows the top employment industries in the city. Appendix maps I, J, and K show where people who work in the Bottineau Neighborhood commute from.

Table 6. Top Five Industries in the Bottineau Neighborhood

	<i>Percent</i>	<i>Count</i>
Educational Services	36.3	303
Health Care and Social Assistance	20.8	174
Accommodation and Food Services	20.7	173
Manufacturing	9.8	82
Construction	4.8	40

Source: M3D- LED Worker Origin/Destination and Residential Area Characteristics Files, 2004. Bureau of the Census. Please note that Workplace Area Characteristics are based on all jobs.

Table 7. Top Five Industries in the City of Minneapolis

	<i>Percent</i>	<i>Count</i>
Health Care and Social Assistance	15.1	42348
Finance and Insurance	10	28067
Educational Services	9.7	27219
Professional, Scientific, and Technical Services	9.6	27033
Accommodation and Food Services	7.5	20898

Source: M3D- LED Worker Origin/Destination and Residential Area Characteristics Files, 2004. Bureau of the Census. Please note that Workplace Area Characteristics are based on all jobs.

CONCLUSION / RECOMMENDATIONS

The Minneapolis Plan defining the majority of the neighborhood land use as Urban Neighborhood is foreseeing the possibility of redeveloping the current industrial sites into a different use. The neighborhood must determine if this is part of their vision for the neighborhood or if the existing industrial uses are a benefit which should be continued.

The Above the Falls Plan calls for increased parkland and residential development. It also calls for moving homes, redeveloping Marshall Street NE and creating a bicycle trail along the Burlington Northern Bridge that would continue along the rail bed through the neighborhood. While some of the plan suggestions would be improvements to the neighborhood, the plan has not come to fruition and will be updated in 2009. This is an opportunity for the neighborhood to guide the vision of the plan.

The Lowry Corridor Plan is moving along with the construction of the Lowry Avenue Bridge in 2009. However, the plan calls for the widening of Lowry Avenue NE through the Bottineau Neighborhood. This has not yet been approved by the Minneapolis City Council and the neighborhood should create a vision to guide potential changes along this route as implementation could bring significant changes to the neighborhood.

While the entire neighborhood can be accessed on foot, the types of amenities available may not be the most desirable. The visioning process should guide future small commercial uses the neighborhood would like to see.

The neighborhood should determine if it would like to guide any future development strategies to industries that currently employ Bottineau residents. This may not be necessary due to the availability of such services within a short distance from Bottineau, but is something to consider.

Bottineau Zoning



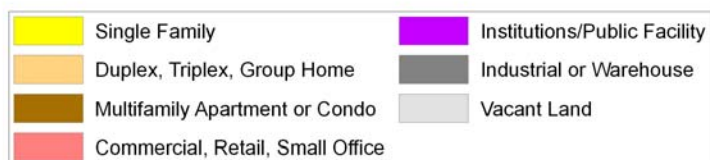
Source: City of Minneapolis Planning Department
Updated: 12/1/2019

	C1		I3		R2B
	C2		OR2		R3
	C4		R1		R4
	I1		R1A		R5
	I2		R2		R6



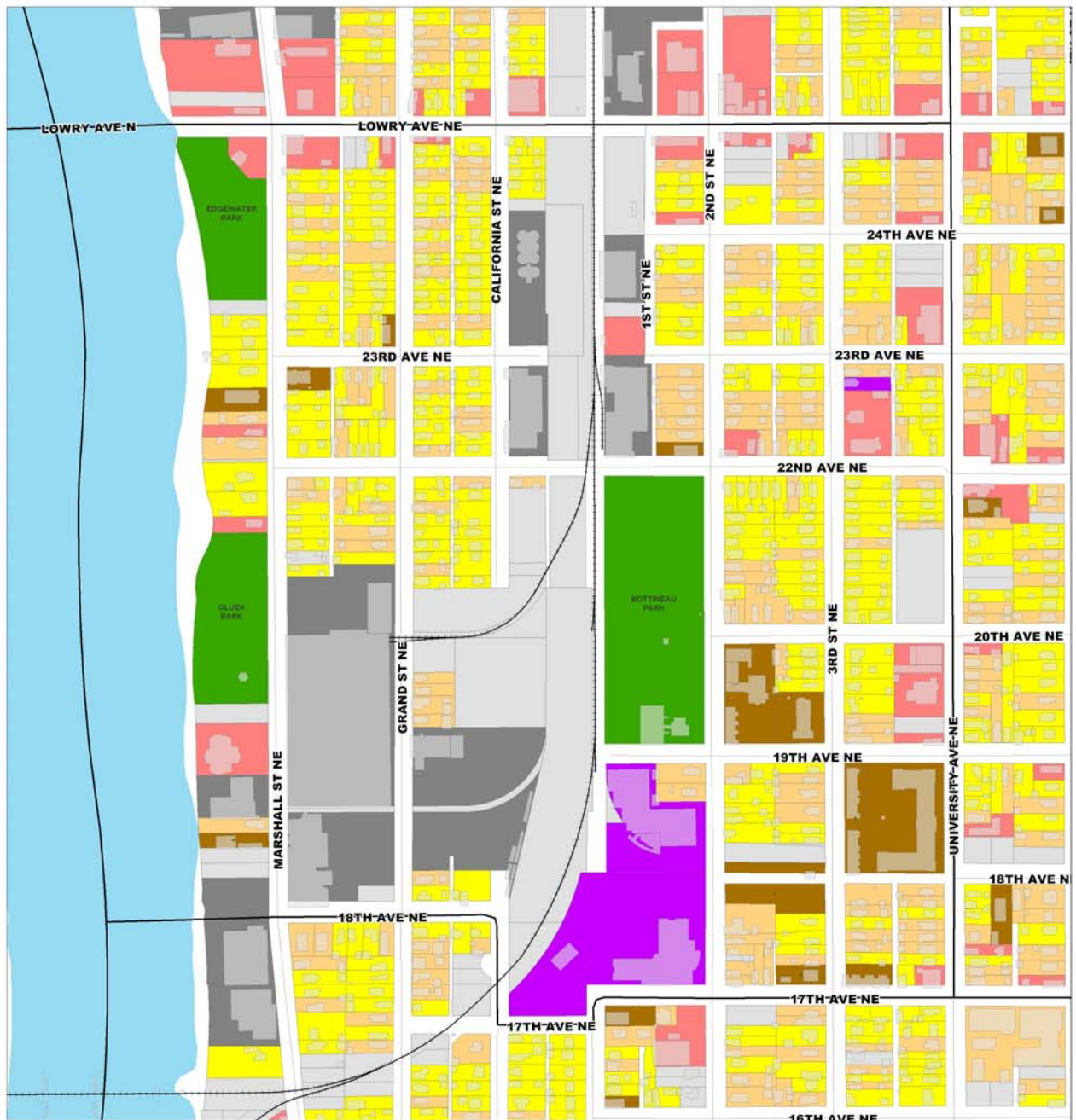
0 112.5 225 450 Feet

Bottineau Land Use & Zoning Areas










0 112.5 225 450 Feet

Bottineau Land Use



Source: City of Minneapolis Planning Department
Updated: 12/1/2019

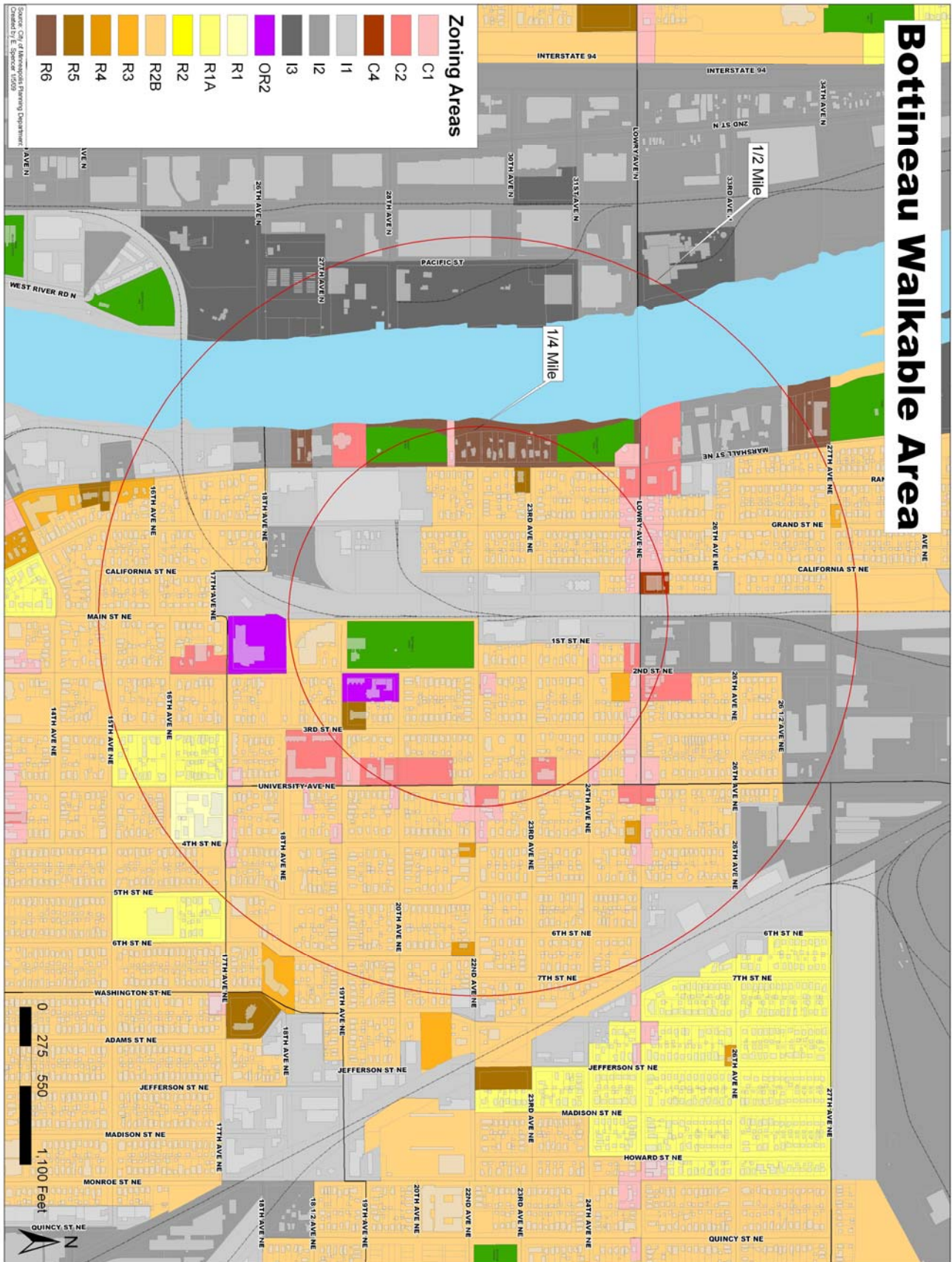


	Single Family		Institutions/Public Facility
	Duplex, Triplex, Group Home		Industrial or Warehouse
	Multifamily Apartment or Condo		Vacant Land
	Commercial, Retail, Small Office		

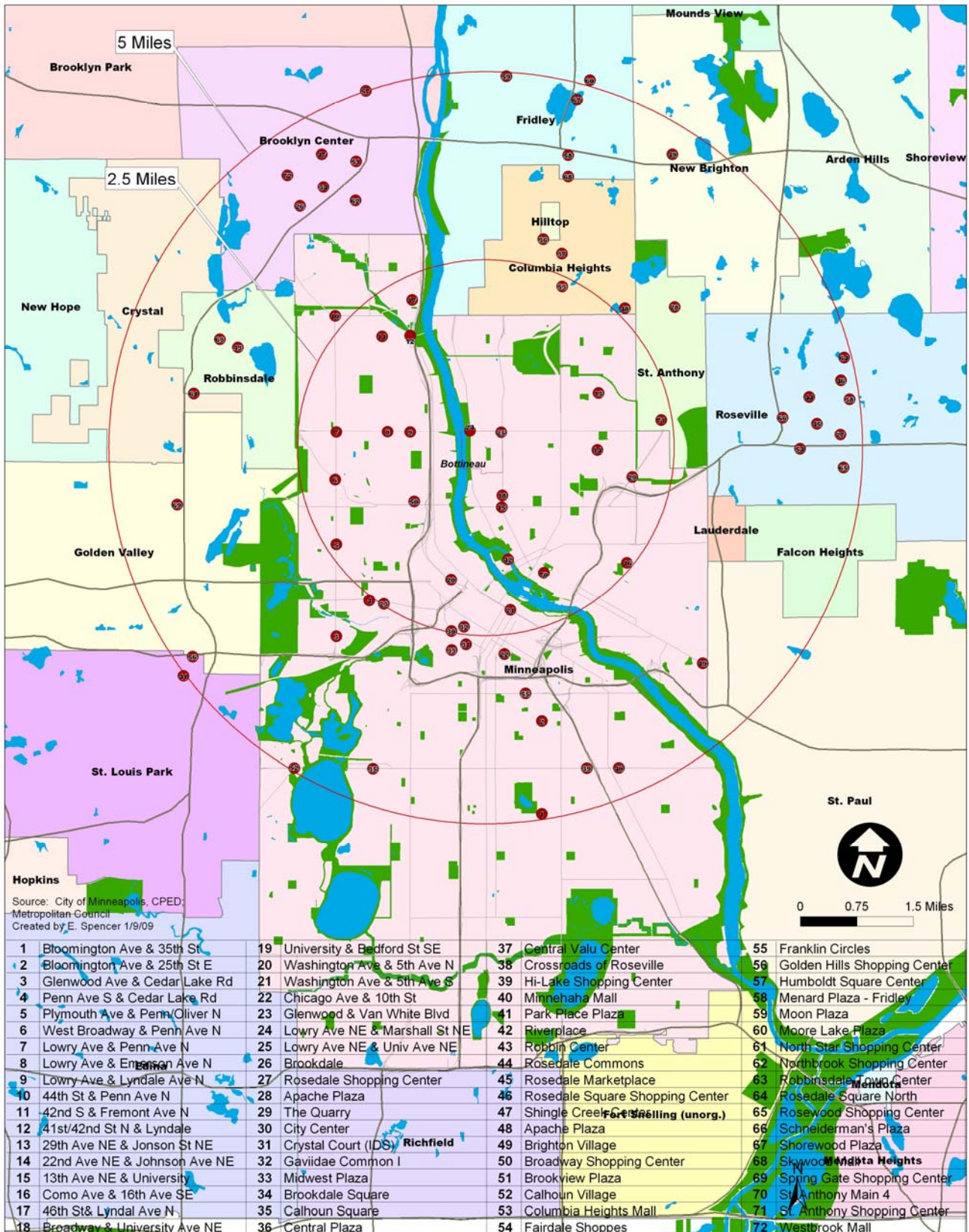
0 112.5 225 450 Feet



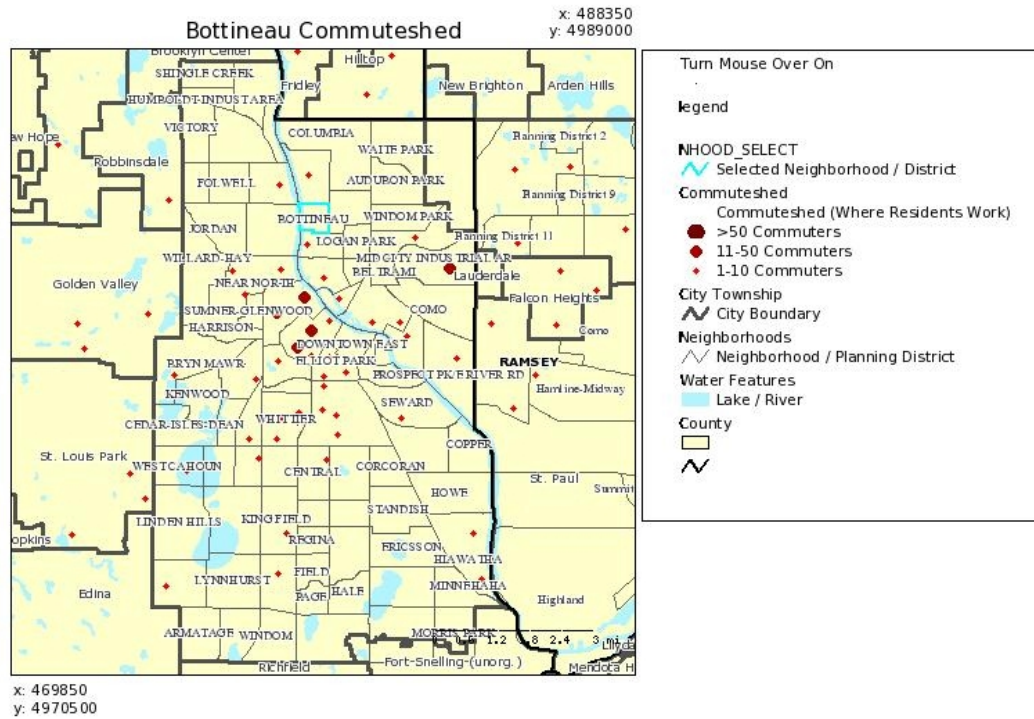
Appendix D – Walkability Map



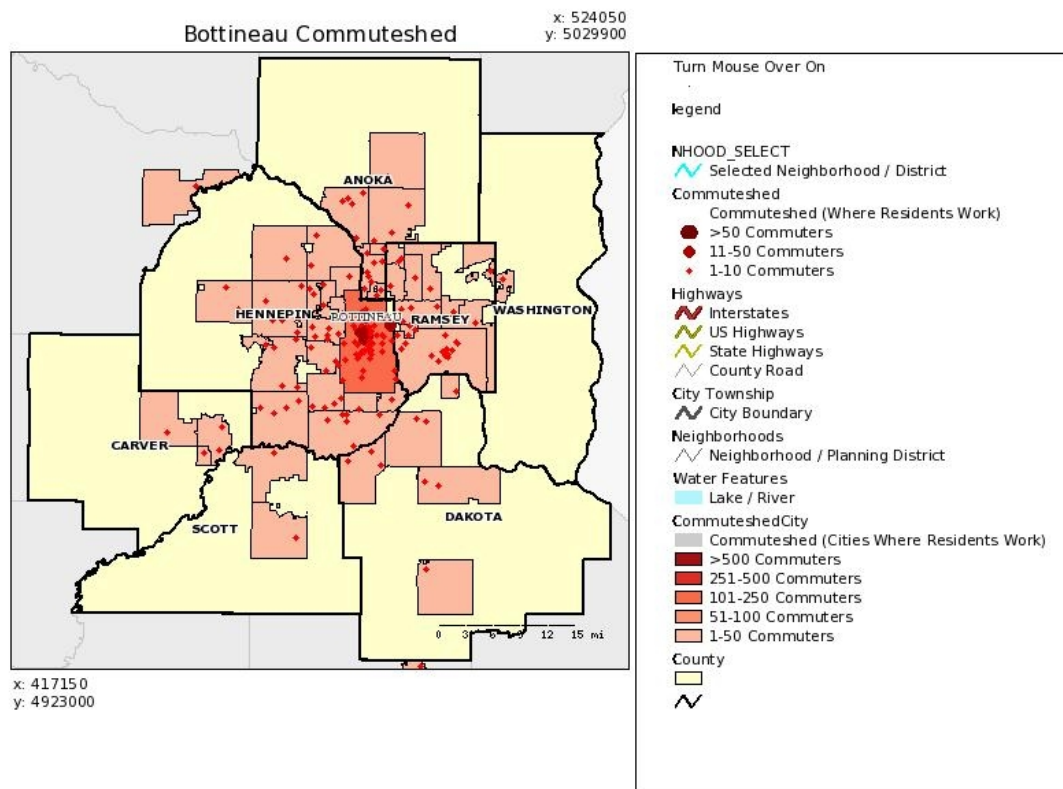
Bottineau Bikeable Area & Commercial Centers



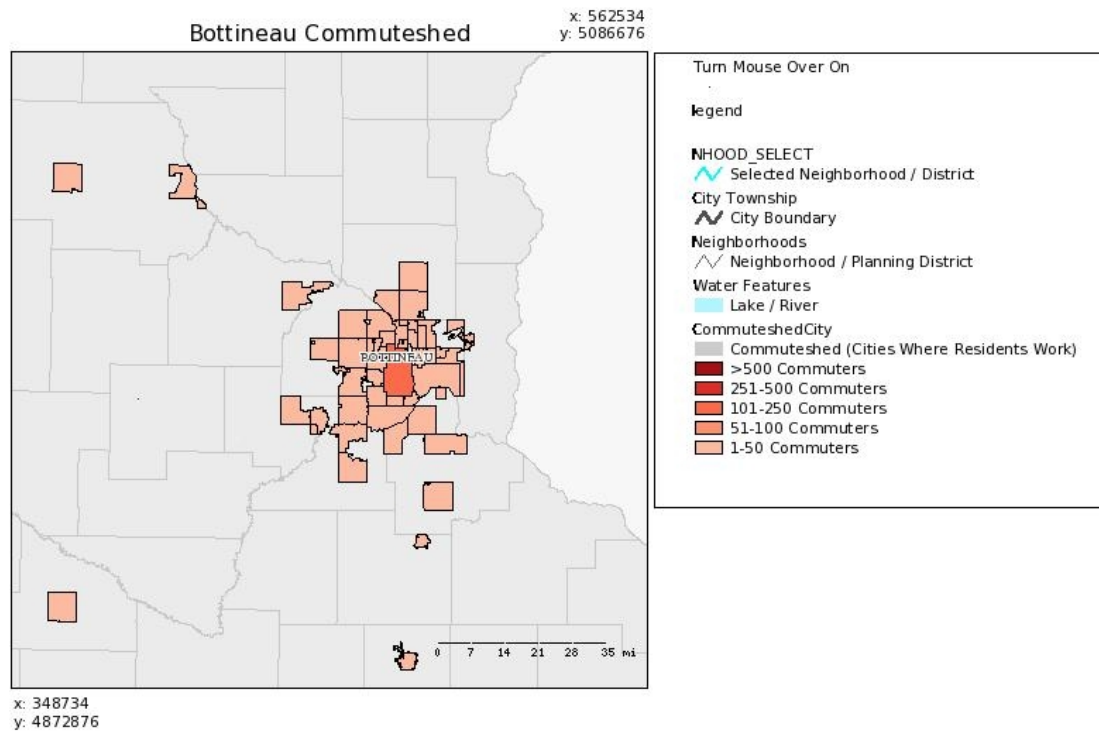
Appendix F - Bottineau Commuted within Minneapolis



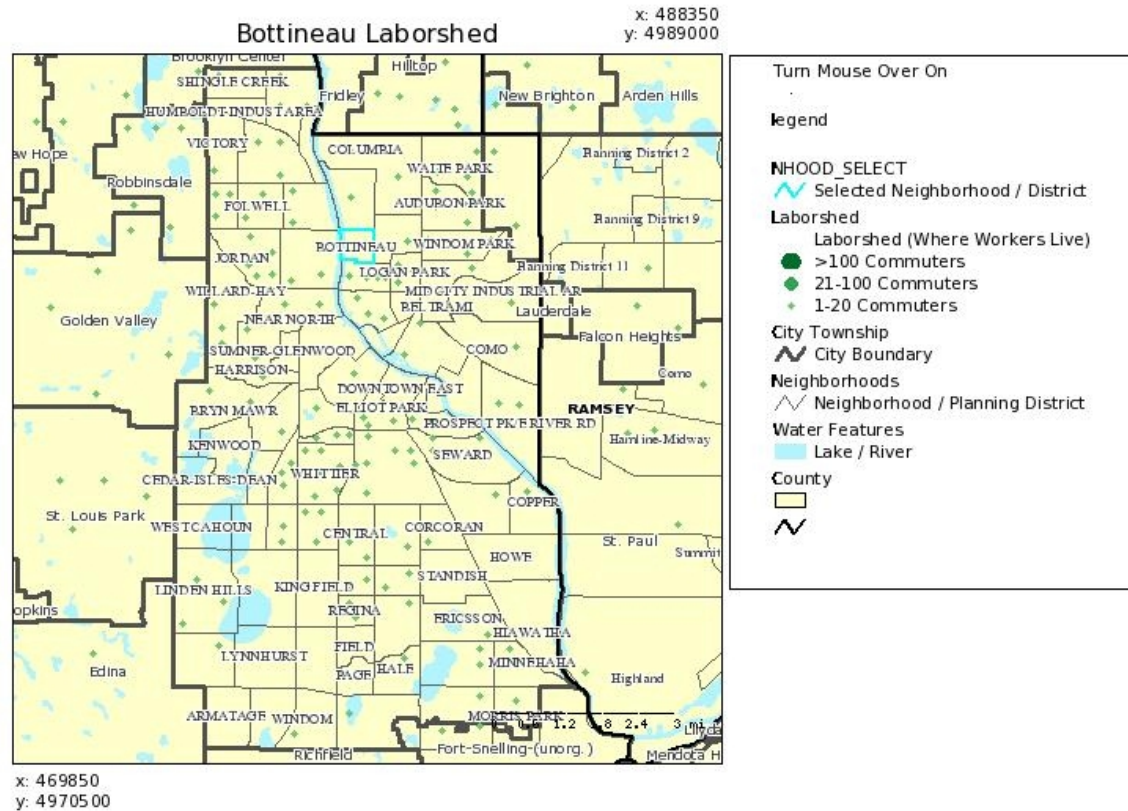
Appendix G - Bottineau Commuted Seven County Metro



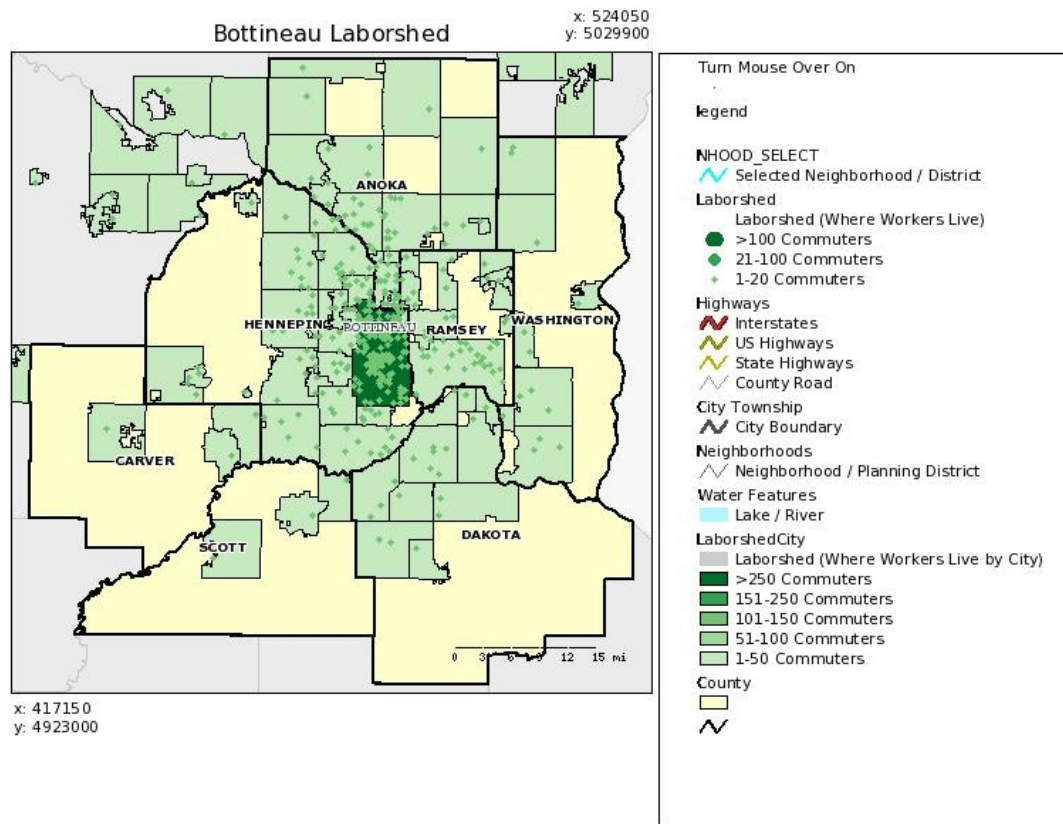
Appendix H - Bottineau Commuteshed Large Area



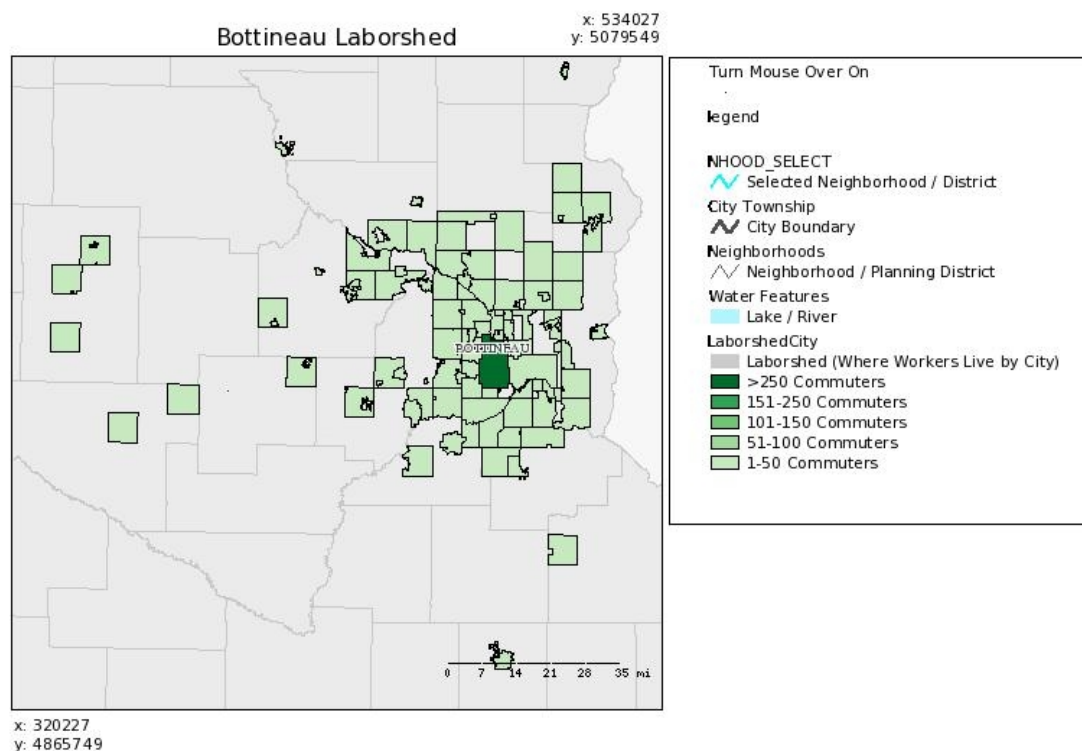
Appendix I - Bottineau Laborshed within Minneapolis



Appendix J - Bottineau Laborshed within Seven County Metro



Appendix K - Bottineau Laborshed Larger Area



References

City of Minneapolis. *Bicycling in Minneapolis*.

<http://www.ci.minneapolis.mn.us/bicycles/bicycle-plans.asp>

City of Minneapolis. *Minneapolis Neighborhood Profiles: Bottineau*.

http://www.ci.minneapolis.mn.us/neighborhoods/bottineau_profile_home.asp

City of Minneapolis. *Municipal Zoning Code*.

<http://www.municode.com/resources/gateway.asp?pid=11490&sid=23>

DJR Architecture, Inc. (2008). *Audubon Park Neighborhood Small Area Plan*.

http://www.ci.minneapolis.mn.us/cped/audubon_park_plan.asp

City of Minneapolis. (1999). *Above the Falls: A Master Plan for the Upper River in Minneapolis*. http://www.ci.minneapolis.mn.us/cped/riverfront_upper.asp

City of Minneapolis. (2008). *The Minneapolis Plan*.

http://www.ci.minneapolis.mn.us/cped/comp_plan_update.asp

Corradini, Greg. (2006). *Bottineau Neighborhood Housing Inventory and Analysis Project Review*. Center for Urban and Regional Affairs; University of Minnesota.

Hennepin County. (2002). *The Lowry Avenue Corridor Plan*

<http://www.co.hennepin.mn.us/portal/site/HCInternet/menuitem.3f94db53874f9b6f68ce1e10b1466498/?vgnextoid=6f00aaec635fc010VgnVCM1000000f094689RCRD>

LISC. (2005). *Bottineau Market Profile*. <http://www.necdc.org/NeighborhoodData.htm>.
With data from ESRI Business Analyst.

Minnesota 3D Project. (2008). <http://map.deed.state.mn.us/M3D/>

National Oceanic and Atmospheric Administration (2008).

<http://www.csc.noaa.gov/alternatives/walk.html>